HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Greater Toronto Area

Date Released: March 2016

Housing market intelligence you can count on

Canada

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Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the *Housing Now* report has become the *Housing Now Tables* and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the *Housing Market Insight*. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The *Housing Market Insight* will be released shortly.

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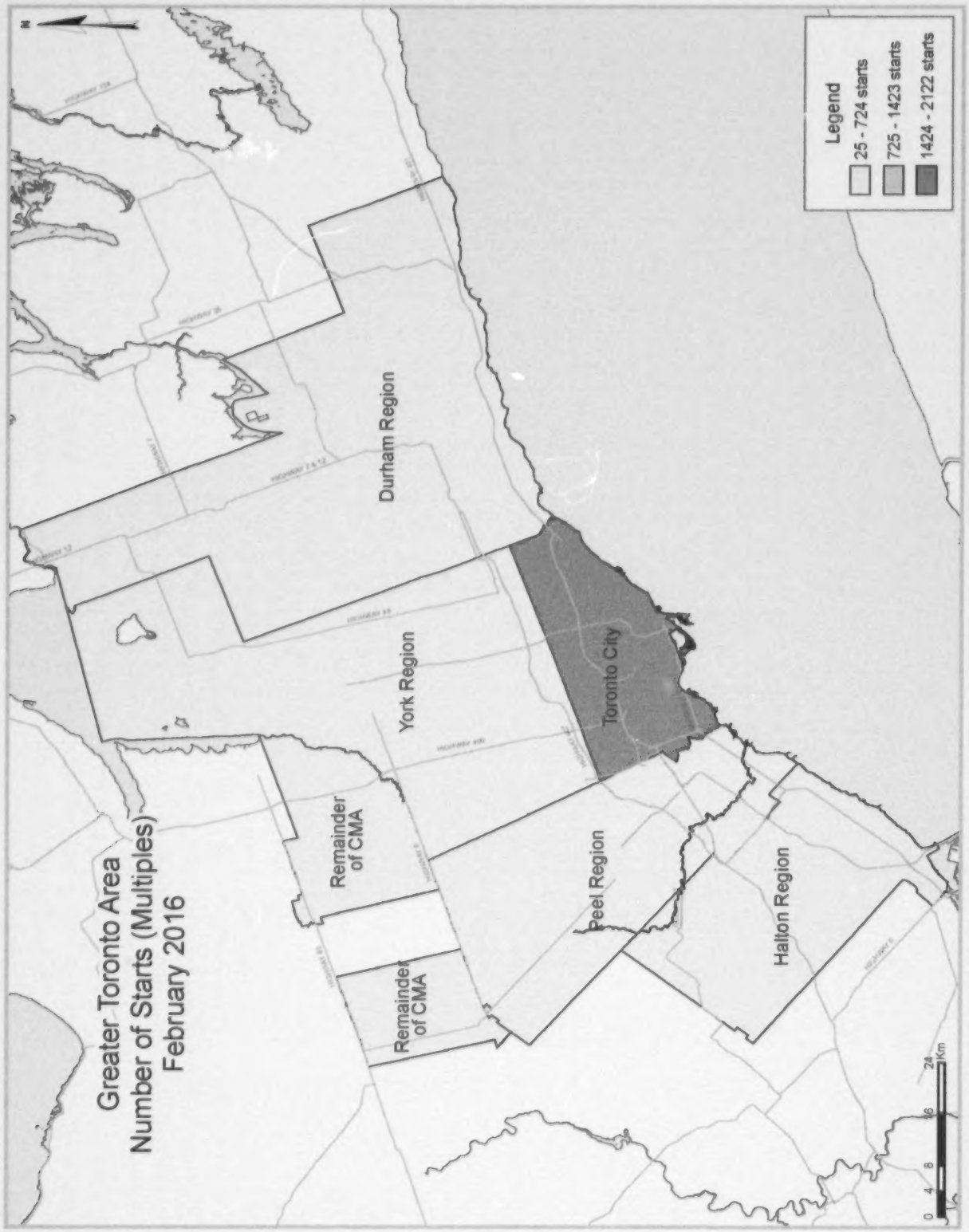
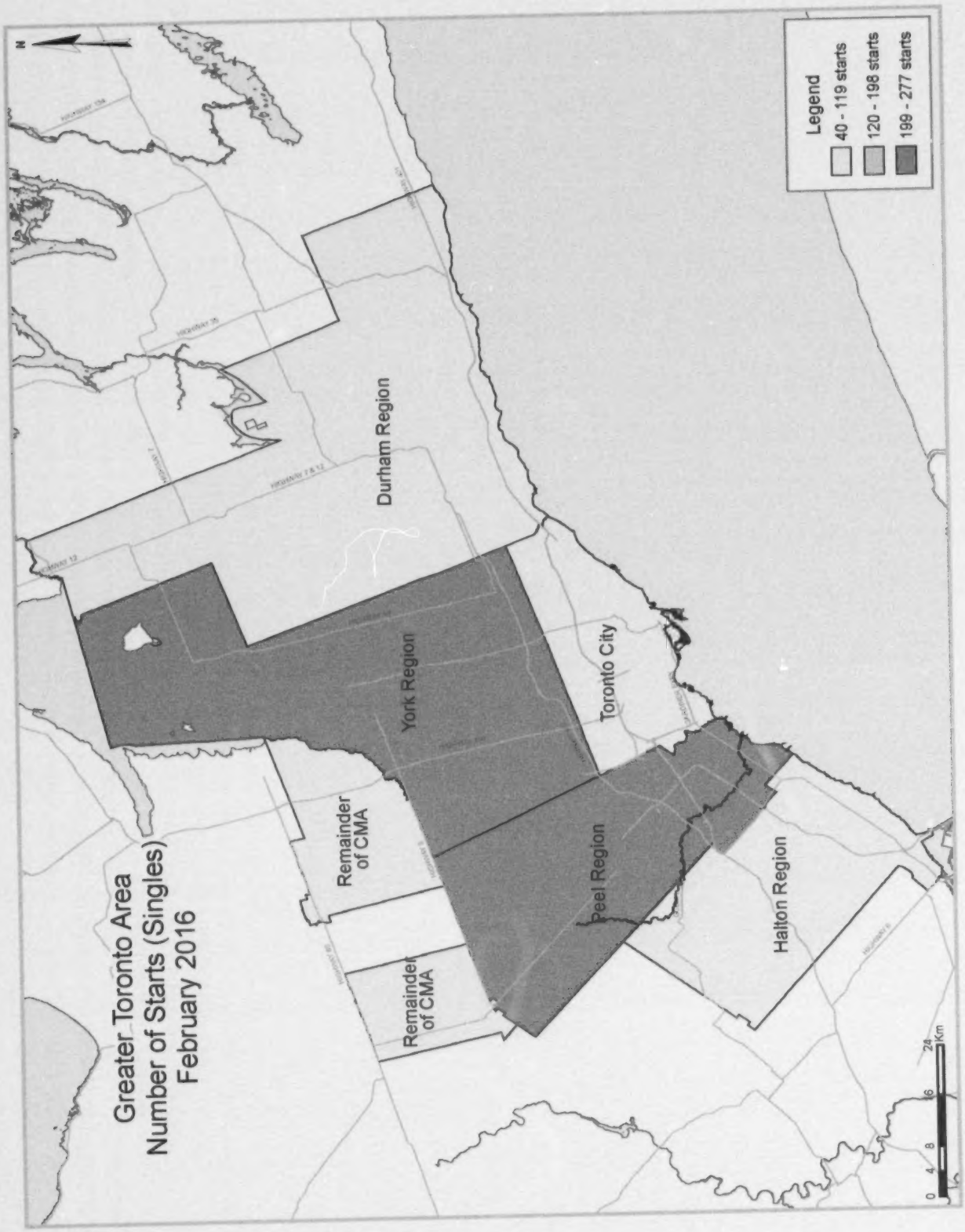
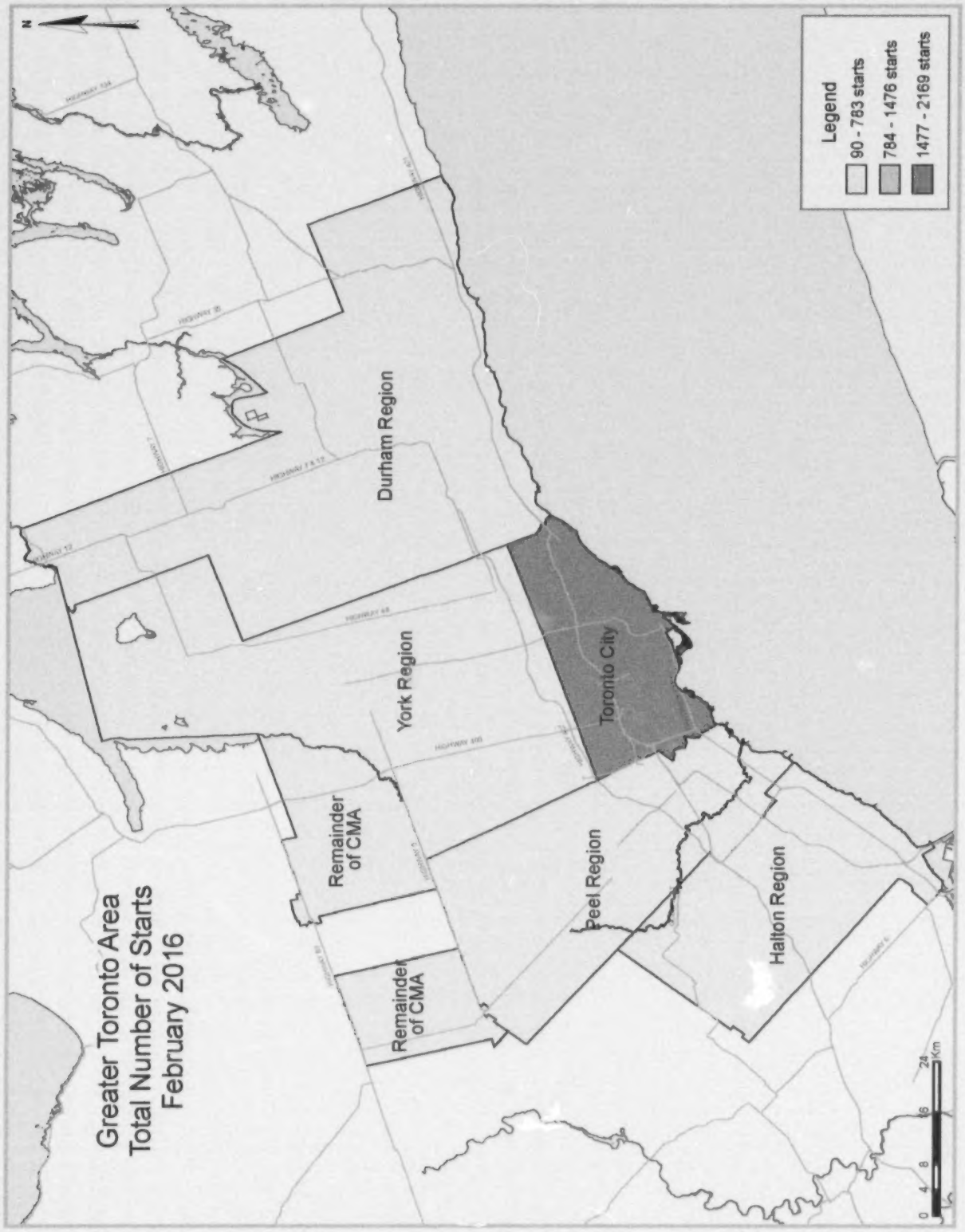
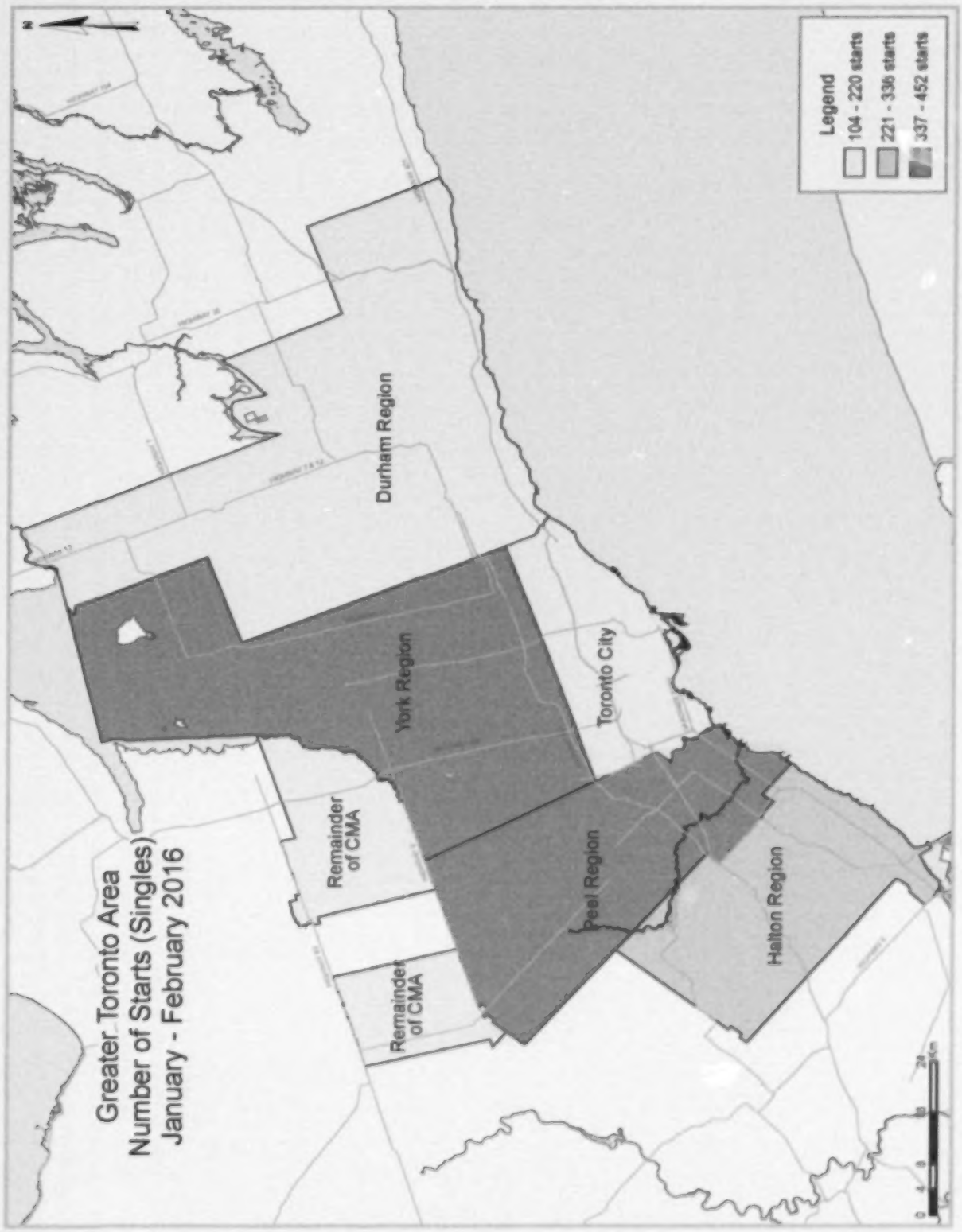

Greater Toronto Area
Number of Starts (Multiples)
February 2016
Legend
25 - 724 starts
725 - 1423 starts
1424 - 2122 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km

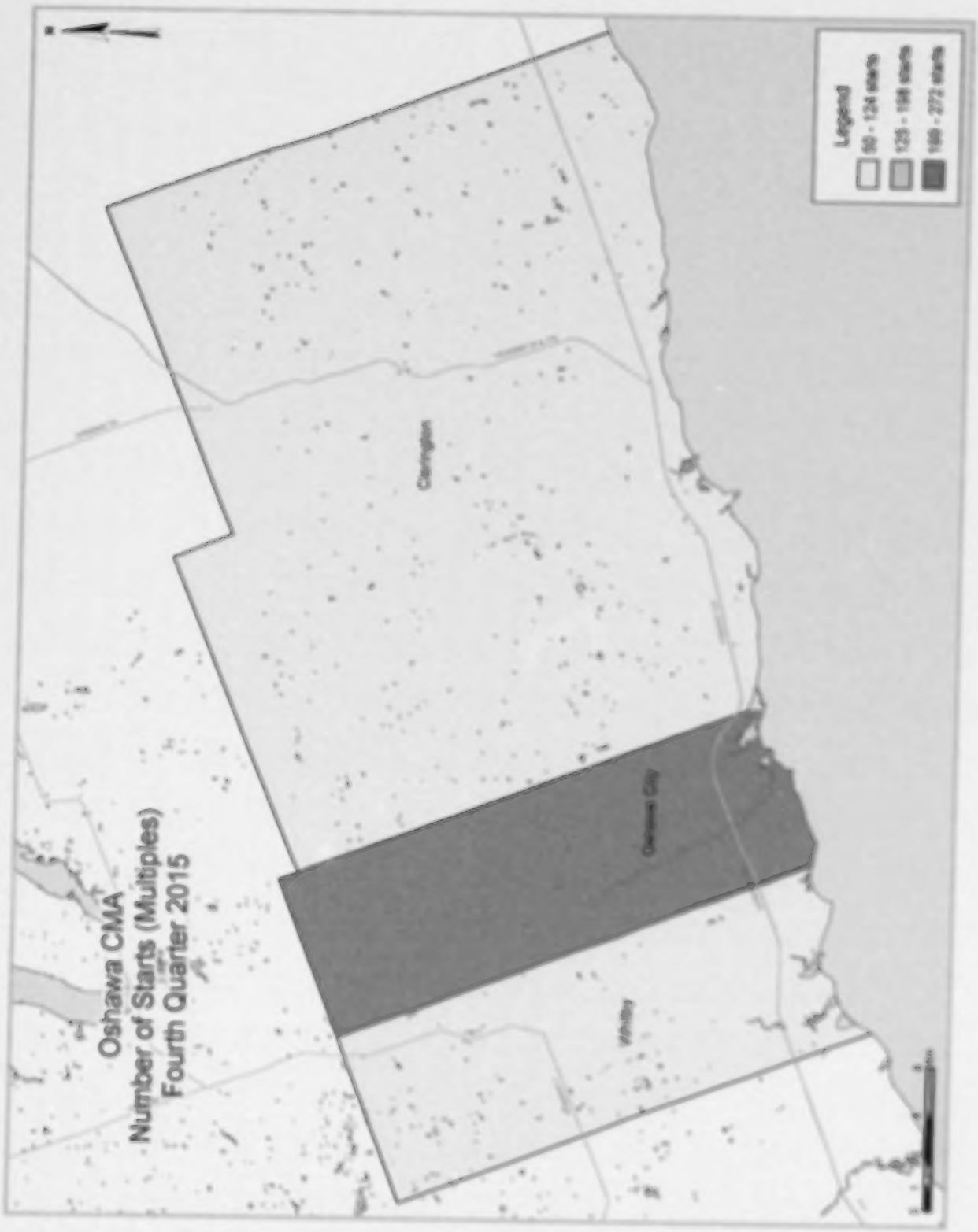

Greater Toronto Area
Number of Starts (Singles)
February 2016
Legend
40 - 119 starts
120 - 198 starts
199 - 277 starts
N
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
0
4
8
16
24
Km


Greater Toronto Area
Total Number of Starts
February 2016
Legend
90 - 783 starts
784 - 1476 starts
1477 - 2169 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km

Greater Toronto Area
Number of Starts (Multiples)
January - February 2016
Legend
132 - 1041 starts
1042 - 1951 starts
1952 - 2861 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA
N
0
4
8
16
24
Km


Greater Toronto Area
Number of Starts (Singles)
January - February 2016
Legend
104 - 220 starts
221 - 336 starts
337 - 452 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA

Greater Toronto Area
Total Number of Starts
January - February 2016
Legend
305 - 1195 starts
1196 - 2085 starts
2086 - 2975 starts
Durham Region
York Region
Toronto City
Peel Region
Halton Region
Remainder of CMA
Remainder of CMA


Oshawa CMA
Number of Starts (Multiples)
Fourth Quarter 2015
Legend
50 - 124 starts
125 - 188 starts
189 - 272 starts
Clarington
Oshawa City
Whitby

Oshawa CMA
Number of Starts (Singles)
Fourth Quarter 2015
Legend
Oshawa
Ottawa City
Whitby

Oshawa CMA
Total Number of Starts
Fourth Quarter 2015
Legend
Clarington
Oshawa
Whitby

Oshawa CMA
Number of Starts (Multiples)
January - December 2015
Legend
Clarington
Oshawa City
Whitby

Ottawa CMA
Number of Starts (Singles)
January - December 2015
Legend
Ottawa
Ottawa (C)

Oshawa CMA
Total Number of Starts
January - December 2015
Legend
448 - 786 starts
787 - 1124 starts
1125 - 1462 starts
Clarington
Ottawa City
Whitby

ZONE DESCRIPTIONS - GREATER TORONTO AREA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region	Burlington, Halton Hills, Milton, Oakville
Durham Region	Ajax, Brock, Clarington, Oshawa, Pickering, Scugog, Uxbridge, Whitby

ZONE DESCRIPTIONS - TORONTO CMA	
Toronto City	Toronto, East York, Etobicoke, North York, Scarborough, York
York Region	Aurora, East Gwillimbury, Georgina Township, King Township, Markham, Newmarket, Richmond Hill, Vaughan, Whitchurch-Stouffville
Peel Region	Brampton, Caledon, Mississauga
Halton Region (part)	Halton Hills, Milton, Oakville
Durham Region (part)	Ajax, Pickering, Uxbridge
Remainder of CMA	Bradford / West Gwillimbury, Town of Mono, New Tecumseth, Orangeville

ZONE DESCRIPTIONS - OSHAWA CMA
Whitby (Town)
Oshawa (City)
Clarington (Municipality)

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range
5	MLS® Residential Activity
6	Economic Indicators

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1a: Housing Starts (SAAR and Trend) February 2016		
Toronto CMA[1]	January 2016	February 2016
Trend[2]	45,296	42,352
SAAR	26,120	47,341
	February 2015	February 2016
Actual		
February - Single-Detached	358	731
February - Multiples	1,299	2,671
February - Total	1,657	3,402
January to February - Single-Detached	798	1,374
January to February - Multiples	3,833	3,871
January to February - Total	4,631	5,245

Table 1b: Housing Starts (SAAR and Trend) February 2016		
Oshawa CMA[1]	January 2016	February 2016
Trend[2]	2,895	2,657
SAAR	3,917	1,360
	February 2015	February 2016
Actual		
February - Single-Detached	15	26
February - Multiples	133	50
February - Total	148	76
January to February - Single-Detached	53	88
January to February - Multiples	352	281
January to February - Total	405	369

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1a: Housing Activity Summary of Toronto CMA
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2016	729	20	194	2	8	1,855	0	594	3,402
February 2015	358	44	152	0	36	1,062	5	0	1,657
% Change	103.6	-54.5	27.6	n/a	-77.8	74.7	-100.0	n/a	105.3
Year-to-date 2016	1,363	92	450	11	14	2,715	0	600	5,245
Year-to-date 2015	798	106	304	0	114	2,948	5	356	4,631
% Change	70.8	-13.2	48.0	n/a	-87.7	-7.9	-100.0	68.5	13.3
UNDER CONSTRUCTION									
February 2016	9,201	1,058	3,940	49	1,229	43,058	74	5,076	63,685
February 2015	6,275	1,026	2,474	17	936	42,690	13	2,939	56,370
% Change	46.6	3.1	59.3	188.2	31.3	0.9	**	72.7	13.0
COMPLETIONS									
February 2016	676	94	103	2	22	1,037	0	413	2,347
February 2015	769	146	204	3	41	3,784	2	493	5,442
% Change	-12.1	-35.6	-49.5	-33.3	-46.3	-72.6	-100.0	-16.2	-56.9
Year-to-date 2016	1,648	200	773	3	227	3,130	0	470	6,451
Year-to-date 2015	1,686	326	644	5	115	13,926	2	719	17,423
% Change	-2.3	-38.7	20.0	-40.0	97.4	-77.5	-100.0	-34.6	-63.0
COMPLETED & NOT ABSORBED									
February 2016	276	19	62	1	25	1,519	n/a	n/a	1,902
February 2015	222	25	96	2	48	1,758	n/a	n/a	2,151
% Change	24.3	-24.0	-35.4	-50.0	-47.9	-13.6	n/a	n/a	-11.6
ABSORBED									
February 2016	669	93	103	1	22	1,349	n/a	n/a	2,237
February 2015	772	148	187	3	33	3,628	n/a	n/a	4,771
% Change	-13.3	-37.2	-44.9	-66.7	-33.3	-62.8	n/a	n/a	-53.1
Year-to-date 2016	1,654	199	773	2	227	3,577	n/a	n/a	6,432
Year-to-date 2015	1,680	328	623	3	95	13,085	n/a	n/a	15,814
% Change	-1.5	-39.3	24.1	-33.3	138.9	-72.7	n/a	n/a	-59.3

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1b: Housing Activity Summary of Oshawa CMA
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2016	26	0	50	0	0	0	0	0	76
February 2015	15	0	4	0	11	0	0	118	148
% Change	73.3	n/a	**	n/a	-100.0	n/a	n/a	-100.0	-48.6
Year-to-date 2016	88	0	55	0	0	130	2	94	369
Year-to-date 2015	53	0	13	0	19	0	0	320	405
% Change	66.0	n/a	**	n/a	-100.0	n/a	n/a	-70.6	-8.9
UNDER CONSTRUCTION									
February 2016	834	16	306	1	148	262	5	869	2,441
February 2015	529	2	128	0	115	0	4	500	1,278
% Change	57.7	**	139.1	n/a	28.7	n/a	25.0	73.8	91.0
COMPLETIONS									
February 2016	129	0	24	0	8	0	0	2	163
February 2015	93	0	0	0	0	0	0	72	165
% Change	38.7	n/a	n/a	n/a	n/a	n/a	n/a	-97.2	-1.2
Year-to-date 2016	244	4	38	0	18	0	0	2	306
Year-to-date 2015	174	0	29	0	0	0	0	72	275
% Change	40.2	n/a	31.0	n/a	n/a	n/a	n/a	-97.2	11.3
COMPLETED & NOT ABSORBED									
February 2016	26	2	0	0	0	0	n/a	n/a	28
February 2015	27	0	0	0	0	0	n/a	n/a	27
% Change	-3.7	n/a	n/a	n/a	n/a	n/a	n/a	n/a	3.7
ABSORBED									
February 2016	131	0	24	0	8	0	n/a	n/a	163
February 2015	93	0	0	0	0	0	n/a	n/a	93
% Change	40.9	n/a	n/a	n/a	n/a	n/a	n/a	n/a	75.3
Year-to-date 2016	246	2	38	0	18	0	n/a	n/a	304
Year-to-date 2015	175	0	29	0	0	0	n/a	n/a	204
% Change	40.6	n/a	31.0	n/a	n/a	n/a	n/a	n/a	49.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.1c: Housing Activity Summary of Greater Toronto Area
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
February 2016	660	0	239	0	8	1,855	0	594	3,356
February 2015	359	44	156	0	47	1,014	5	118	1,743
% Change	83.8	-100.0	53.2	n/a	-83.0	82.9	-100.0	**	92.5
Year-to-date 2016	1,288	26	439	9	14	2,845	2	694	5,317
Year-to-date 2015	818	80	284	0	124	2,900	5	676	4,887
% Change	57.5	-67.5	54.6	n/a	-88.7	-1.9	-60.0	2.7	8.8
UNDER CONSTRUCTION									
February 2016	9,424	950	3,970	34	1,375	43,659	79	6,097	65,588
February 2015	6,511	994	2,534	13	1,091	42,766	17	3,709	57,635
% Change	44.7	-4.4	56.7	161.5	26.0	2.1	**	64.4	13.8
COMPLETIONS									
February 2016	750	94	127	0	36	1,045	0	415	2,467
February 2015	805	146	201	0	37	3,784	2	565	5,540
% Change	-6.8	-35.6	-36.8	n/a	-2.7	-72.4	-100.0	-26.5	-55.5
Year-to-date 2016	1,722	204	811	0	251	3,138	0	472	6,598
Year-to-date 2015	1,740	326	676	2	123	13,926	2	791	17,586
% Change	-1.0	-37.4	20.0	-100.0	104.1	-77.5	-100.0	-40.3	-62.5
COMPLETED & NOT ABSORBED									
February 2016	289	22	46	0	25	1,518	n/a	n/a	1,900
February 2015	255	25	83	2	48	1,740	n/a	n/a	2,153
% Change	13.3	-12.0	-44.6	-100.0	-47.9	-12.8	n/a	n/a	-11.8
ABSORBED									
February 2016	757	93	127	0	36	1,340	n/a	n/a	2,353
February 2015	804	146	181	0	29	3,628	n/a	n/a	4,788
% Change	-5.8	-36.3	-29.8	n/a	24.1	-63.1	n/a	n/a	-50.9
Year-to-date 2016	1,737	201	811	0	251	3,568	n/a	n/a	6,568
Year-to-date 2015	1,727	326	652	0	103	13,085	n/a	n/a	15,893
% Change	0.6	-38.3	24.4	n/a	143.7	-72.7	n/a	n/a	-58.7

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Toronto City									
February 2016	47	0	21	0	0	1,507	0	594	2,169
February 2015	40	0	28	0	20	1,014	0	0	1,102
York Region									
February 2016	211	0	18	0	8	154	0	0	391
February 2015	111	0	37	0	0	0	0	0	148
Peel Region									
February 2016	277	0	71	0	0	194	0	0	542
February 2015	119	40	68	0	0	0	5	0	232
Halton Region									
February 2016	83	0	79	0	0	0	0	0	162
February 2015	59	2	19	0	0	0	0	0	80
Durham Region									
February 2016	42	0	50	0	0	0	0	0	92
February 2015	30	2	4	0	27	0	0	118	181
Toronto CMA									
February 2016	729	20	194	2	8	1,855	0	594	3,402
February 2015	358	44	152	0	36	1,062	5	0	1,657
Oshawa CMA									
February 2016	26	0	50	0	0	0	0	0	76
February 2015	15	0	4	0	11	0	0	118	148
Greater Toronto Area									
February 2016	660	0	239	0	8	1,855	0	594	3,356
February 2015	359	44	156	0	47	1,014	5	118	1,743

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Toronto City									
February 2016	1,624	130	575	3	291	30,724	38	4,406	37,791
February 2015	1,385	200	447	7	149	35,115	4	2,440	39,747
York Region									
February 2016	2,616	120	1,109	2	219	6,498	0	46	10,610
February 2015	1,725	180	835	6	217	4,677	0	237	7,877
Peel Region									
February 2016	2,905	650	1,043	24	521	3,179	36	621	8,979
February 2015	1,564	520	797	0	286	1,474	9	262	4,912
Halton Region									
February 2016	1,149	22	799	4	146	2,827	0	155	5,102
February 2015	885	56	222	0	233	1,500	0	270	3,166
Durham Region									
February 2016	1,130	28	444	1	198	431	5	869	3,106
February 2015	952	38	233	0	206	0	4	500	1,933
Toronto CMA									
February 2016	9,201	1,058	3,940	49	1,229	43,058	74	5,076	63,685
February 2015	6,275	1,026	2,474	17	936	42,690	13	2,939	56,370
Oshawa CMA									
February 2016	834	16	306	1	148	262	5	869	2,441
February 2015	529	2	128	0	115	0	4	500	1,278
Greater Toronto Area									
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February 2015	6,511	994	2,534	13	1,091	42,766	17	3,709	57,635

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Toronto City									
February 2016	74	54	0	0	0	937	0	211	1,276
February 2015	62	0	0	0	0	2,800	2	493	3,357
York Region									
February 2016	243	12	103	0	16	0	0	202	576
February 2015	259	56	101	0	11	924	0	0	1,351
Peel Region									
February 2016	161	20	0	0	0	0	0	0	181
February 2015	288	84	66	0	0	60	0	0	498
Halton Region									
February 2016	97	2	0	0	6	108	0	0	213
February 2015	49	0	34	0	0	0	0	0	83
Durham Region									
February 2016	175	6	24	0	14	0	0	2	221
February 2015	147	6	0	0	26	0	0	72	251
Toronto CMA									
February 2016	676	94	103	2	22	1,037	0	413	2,347
February 2015	769	146	204	3	41	3,784	2	493	5,442
Oshawa CMA									
February 2016	129	0	24	0	8	0	0	2	163
February 2015	93	0	0	0	0	0	0	72	165
Greater Toronto Area									
February 2016	750	94	127	0	36	1,045	0	415	2,467
February 2015	805	146	201	0	37	3,784	2	565	5,540

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Toronto City									
February 2016	100	9	20	0	19	1,316	n/a	n/a	1,540
February 2015	135	19	40	2	29	1,540	n/a	n/a	1,785
York Region									
February 2016	41	10	0	0	6	182	n/a	n/a	239
February 2015	60	6	19	0	19	200	n/a	n/a	288
Peel Region									
February 2016	11	0	22	0	0	0	n/a	n/a	33
February 2015	2	0	17	0	0	0	n/a	n/a	19
Halton Region									
February 2016	26	1	0	0	0	20	n/a	n/a	47
February 2015	22	0	3	0	0	0	n/a	n/a	25
Durham Region									
February 2016	27	2	4	0	0	0	n/a	n/a	33
February 2015	22	0	4	0	0	0	n/a	n/a	26
Toronto CMA									
February 2016	276	19	62	1	25	1,519	n/a	n/a	1,902
February 2015	222	25	96	2	48	1,768	n/a	n/a	2,161
Ottawa CMA									
February 2016	26	2	0	0	0	0	n/a	n/a	28
February 2015	27	0	0	0	0	0	n/a	n/a	27
Greater Toronto Area									
February 2016	289	22	46	0	25	1,518	n/a	n/a	1,900
February 2015	255	25	83	2	48	1,740	n/a	n/a	2,153

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ANNORED									
Toronto City									
February 2016	76	53	0	0	0	1,177	n/a	n/a	1,306
February 2015	62	0	0	0	0	2,703	n/a	n/a	2,772
York Region									
February 2016	245	12	103	0	16	55	n/a	n/a	431
February 2015	259	56	101	0	3	861	n/a	n/a	1,280
Peel Region									
February 2016	164	20	0	0	0	0	n/a	n/a	184
February 2015	200	84	69	0	0	63	n/a	n/a	416
Halton Region									
February 2016	131	2	0	0	6	188	n/a	n/a	327
February 2015	69	0	21	0	0	0	n/a	n/a	80
Durham Region									
February 2016	171	6	24	0	14	0	n/a	n/a	215
February 2015	143	6	0	0	26	0	n/a	n/a	175
Toronto CMA									
February 2016	669	93	133	1	22	1,345	n/a	n/a	2,259
February 2015	772	148	107	3	33	3,628	n/a	n/a	4,791
Ottawa CMA									
February 2016	131	0	24	0	0	0	n/a	n/a	163
February 2015	93	0	0	0	0	0	n/a	n/a	93
Greater Toronto Area									
February 2016	717	93	137	0	36	1,345	n/a	n/a	2,332
February 2015	859	148	181	0	59	3,628	n/a	n/a	4,788

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1: 5a: History of Housing Starts of Toronto CMA
(2006 - 2015)

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	13,182	1,894	9,307	91	1,136	33,695	63	5,779	65,287
% Change	15.7	-28.5	90.9	96.9	56.7	74.1	---	99.1	46.1
2014	8,802	1,230	3,035	28	699	13,862	6	1,799	28,934
% Change	-6.1	-18.2	-19.9	-39.9	59.1	-36.3	-82.0	157.9	-13.8
2013	9,378	1,858	3,532	93	577	17,650	33	699	33,247
% Change	-15.0	-19.8	-26.8	10.3	-41.3	-36.3	-66.3	-65.7	-30.3
2012	10,657	2,259	4,828	39	983	27,914	98	1,933	48,109
% Change	-4.9	12.1	11.2	-2.5	-2.2	92.8	133.3	5.1	31.0
2011	11,207	1,990	4,340	40	1,007	14,190	42	1,933	36,796
% Change	13.4	21.8	30.4	-18.4	-29.4	65.7	-27.1	96.7	36.1
2010	9,887	1,634	3,327	49	1,375	11,286	58	1,310	27,126
% Change	55.9	-18.8	37.8	-39.0	135.1	9.8	---	-27.5	15.9
2009	6,348	2,014	2,415	81	584	10,304	8	1,808	23,449
% Change	-28.4	-16.8	-15.9	17.4	-68.0	-32.8	-60.0	8.2	-38.0
2008	11,239	2,302	2,775	69	1,845	15,344	20	1,671	45,215
% Change	-22.8	-19.4	-37.0	146.4	48.1	136.7	---	104.3	26.8
2007	14,791	2,830	4,401	28	1,246	6,356	6	657	35,293
% Change	4.8	1.0	14.3	-41.7	-11.7	-29.4	-33.3	37.6	-10.2
2006	14,077	2,792	3,849	48	1,411	13,338	9	1,203	37,289

Source: CMHC Starts and Completions Survey.

Table 1: Housing Starts by Dwelling Type and Tenure, GTA, 2006 - 2015

	Freehold			Condominium			Rental		Total
	Singles	Semis	Row/Apt & Other	Singles	Row and Semis	Apt. & Other	Singles, Semis and Row	Apt. & Other	
2015	11,477	38	256	1	122	132	5	655	12,687
% Change	28.0	137.5	6.5	n/a	15.9	n/a	-100.0	n/a	19.6
2014	11,168	16	240	0	105	0	1	110	11,671
% Change	59.1	33.3	135.6	n/a	-4.5	n/a	97.0	38.5	56.7
2013	8,831	48	148	0	31	0	33	563	11,994
% Change	23.4	33.3	6.5	n/a	85.4	-100.0	-4.3	77.7	23.3
2012	11,729	36	111	0	186	1,548	3	148	13,961
% Change	-14.7	20.0	44.5	n/a	21.7	n/a	65.0	n/a	3.0
2011	13,388	45	199	0	153	90	10	44	13,549
% Change	-10.1	158.0	-13.6	n/a	70.8	n/a	n/a	n/a	-1.5
2010	14,896	16	231	0	89	0	0	13	15,995
% Change	89.2	n/a	n/a	n/a	148.5	n/a	-100.0	71.4	90.7
2009	8,561	8	98	0	37	0	5	63	8,992
% Change	-46.9	5.0	-77.5	n/a	-75.1	-100.0	n/a	10.5	-55.7
2008	16,008	8	550	0	139	38	5	57	16,987
% Change	-14.1	-71.4	35.6	n/a	9.0	-81.7	n/a	-81.1	-14.8
2007	18,797	14	406	0	147	13	5	146	19,948
% Change	-17.1	22.2	29.0	n/a	35.8	-75.0	-16.9	n/a	-16.1
2006	22,678	18	315	0	108	52	6	0	23,776

Source: CMHC Starts and Completions Survey

Table 1.3: History of Housing Starts in the Greater Toronto Area
2006 - 2015

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2015	10,773	1,020	4,422	23	1,250	23,112	63	3,384	44,047
% Change	16.6	-33.8	34.4	155.6	19.4	78.0	**	77.3	46.7
2014	9,243	1,540	3,290	9	1,047	12,982	5	1,909	30,025
% Change	-4.1	-17.9	-4.7	-10.0	50.0	-26.6	-88.4	50.4	-13.4
2013	9,637	1,876	3,451	10	698	17,690	43	1,269	34,674
% Change	-14.6	-15.5	-29.8	**	-42.0	-36.6	43.3	-38.7	-30.1
2012	11,285	2,219	4,919	3	1,204	27,905	30	2,071	49,637
% Change	-6.8	11.8	7.5	-81.3	-1.0	44.0	36.4	5.3	20.3
2011	12,105	1,984	4,576	16	1,216	19,375	22	1,966	41,260
% Change	9.3	12.7	27.6	-36.0	-19.9	61.2	-21.4	48.7	31.6
2010	11,079	1,760	3,587	25	1,519	12,021	28	1,322	31,341
% Change	27.9	-15.4	51.5	**	129.1	8.8	154.5	-36.6	16.3
2009	8,663	2,080	2,367	3	663	11,044	11	2,084	26,945
% Change	-31.4	-14.6	-21.9	-95.9	-70.3	-51.1	-45.0	23.0	-39.7
2008	12,633	2,436	3,030	73	2,231	22,585	20	1,694	44,702
% Change	-23.7	-15.7	-35.2	**	39.0	134.9	**	111.0	23.6
2007	16,550	2,890	4,674	18	1,605	9,615	4	803	36,159
% Change	2.3	-0.1	9.0	50.0	-4.1	-30.4	-76.5	-50.6	-10.7
2006	16,179	2,894	4,287	12	1,673	13,824	17	1,626	40,512

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	% Change
Toronto City	47	40	0	0	21	48	2,101	1,014	2,169	1,102	96.8
Toronto	4	6	0	0	0	33	851	624	855	663	29.0
East York	1	4	0	0	0	0	0	0	1	4	-75.0
Etobicoke	9	10	0	0	0	0	1,250	0	1,259	10	**
North York	25	19	0	0	0	0	0	297	25	316	-92.1
Scarborough	5	1	0	0	21	15	0	0	26	16	62.5
York	3	0	0	0	0	0	0	93	3	93	-96.8
York Region	211	111	8	0	18	37	154	0	391	148	164.2
Aurora	47	27	0	0	0	27	0	0	47	54	-13.0
East Gwillimbury	16	14	0	0	0	0	0	0	16	14	14.3
Georgina Township	66	3	0	0	12	0	0	0	78	3	**
King Township	0	8	0	0	0	0	0	0	0	8	-100.0
Markham	5	1	0	0	0	0	0	0	5	1	**
Newmarket	50	0	0	0	6	0	0	0	56	0	n/a
Richmond Hill	4	9	8	0	0	10	0	0	12	19	-36.8
Vaughan	22	44	0	0	0	0	0	0	22	44	-50.0
Whitchurch-Stouffville	1	5	0	0	0	0	154	0	155	5	**
Peel Region	277	119	0	40	71	73	194	0	542	232	133.6
Brampton	258	103	0	34	71	73	0	0	329	210	56.7
Caledon	13	13	0	0	0	0	0	0	13	13	0.0
Mississauga	6	3	0	6	0	0	194	0	200	9	**
Halton Region	83	59	0	2	79	19	0	0	162	80	102.5
Burlington	4	6	0	0	0	0	0	0	4	6	-33.3
Halton Hills	0	41	0	0	0	0	0	0	0	41	-100.0
Milton	14	9	0	2	5	19	0	0	19	30	-36.7
Oakville	65	3	0	0	74	0	0	0	139	3	**
Durham Region	42	30	0	2	50	31	0	118	92	181	-49.2
Ajax	0	5	0	0	0	16	0	0	0	21	-100.0
Brock	2	0	0	0	0	0	0	0	2	0	n/a
Clarington	6	10	0	0	0	4	0	0	6	14	-57.1
Oshawa	12	2	0	0	50	0	0	118	62	120	-48.3
Pickering	14	10	0	2	0	0	0	0	14	12	16.7
Scugog	0	0	0	0	0	0	0	0	0	0	n/a
Uxbridge	0	0	0	0	0	0	0	0	0	0	n/a
Whitby	8	3	0	0	0	11	0	0	8	14	-42.9
Remainder of Toronto CMA	103	20	20	0	5	0	0	48	128	68	88.2
Bradford West Gwillimbury	26	6	12	0	5	0	0	0	43	6	**
Town of Mono	0	0	0	0	0	0	0	0	0	0	n/a
New Tecumseth	74	5	8	0	0	0	0	48	82	53	54.7
Orangeville	3	9	0	0	0	0	0	0	3	9	-66.7
Toronto CMA	731	358	28	44	194	193	2,449	1,062	3,402	1,657	105.3
Oshawa CMA	26	15	0	0	50	15	0	118	76	148	-48.6
Greater Toronto Area (GTA)	660	359	8	44	239	208	2,449	1,132	3,356	1,743	92.5

Source: CMHC (Starts and Completions Survey)

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	114	84	2	0	33	48	2,826	2,796	2,975	2,928	1.6
Toronto	16	12	0	0	12	33	1,526	2,406	1,554	2,451	-36.6
East York	4	6	2	0	0	0	0	0	6	6	0.0
Etobicoke	19	21	0	0	0	0	1,250	0	1,269	21	**
North York	52	35	0	0	0	0	0	297	52	332	-84.3
Scarborough	17	7	0	0	21	15	50	0	88	22	**
York	6	3	0	0	0	0	0	93	6	96	-93.8
York Region	346	228	8	0	33	130	160	350	547	708	-22.7
Aurora	80	42	0	0	0	27	0	0	80	69	15.9
East Gwillimbury	18	36	0	0	0	0	0	0	18	36	-50.0
Georgina Township	106	10	0	0	12	12	0	0	118	22	**
King Township	12	37	0	0	0	4	0	0	12	41	-70.7
Markham	21	10	0	0	0	0	0	0	21	10	110.0
Newmarket	61	0	0	0	6	23	6	0	73	23	**
Richmond Hill	14	12	8	0	6	29	0	0	28	41	-31.7
Vaughan	32	70	0	0	0	35	0	350	32	455	-93.0
Whitchurch-Stouffville	2	11	0	0	9	0	154	0	165	11	**
Peel Region	452	248	24	76	195	101	194	138	865	563	53.6
Brampton	393	180	20	62	165	73	0	138	578	453	27.6
Caledon	36	48	2	0	18	28	0	0	54	76	-28.9
Mississauga	23	20	2	14	14	0	194	0	233	34	**
Halton Region	279	174	0	2	129	36	135	15	543	227	139.2
Burlington	6	16	0	0	0	0	0	0	6	16	-62.5
Halton Hills	6	82	0	0	0	0	0	0	6	82	-92.7
Milton	58	56	0	2	24	25	135	0	217	83	161.4
Oakville	209	20	0	0	105	11	0	15	314	46	**
Durham Region	106	84	2	2	55	55	224	320	387	461	-16.1
Ajax	1	9	0	0	0	23	0	0	1	32	-96.9
Brock	2	1	0	0	0	0	0	0	2	1	100.0
Clarington	22	26	0	0	0	21	130	0	152	47	**
Oshawa	47	18	2	0	55	0	94	310	198	328	-39.6
Pickering	14	18	0	2	0	0	0	0	14	20	-30.0
Scugog	0	1	0	0	0	0	0	0	0	1	-100.0
Uxbridge	1	2	0	0	0	0	0	0	1	2	-50.0
Whitby	19	9	0	0	0	11	0	10	19	30	-36.7
Remainder of Toronto CMA	173	51	66	30	68	38	0	48	305	167	82.6
Bradford West Gwillimbury	43	11	32	2	16	6	0	0	91	19	**
Town of Mono	0	0	0	0	0	0	0	0	0	0	n/a
New Tecumseth	121	25	34	28	50	27	0	48	205	128	60.2
Orangeville	9	15	0	0	0	5	0	0	9	20	-55.0
Toronto CMA	1,374	798	100	110	456	376	3,315	3,347	5,245	4,631	13.3
Oshawa CMA	88	53	2	0	55	32	224	320	369	405	-8.9
Greater Toronto Area (GTA)	1,297	818	36	80	445	370	3,539	3,619	5,317	4,887	8.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Toronto City	21	48	0	0	1,507	1,014	594	0
Toronto	0	33	0	0	257	624	594	0
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	1,250	0	0	0
North York	0	0	0	0	0	297	0	0
Scarborough	21	15	0	0	0	0	0	0
York	0	0	0	0	0	93	0	0
York Region	18	37	0	0	154	0	0	0
Aurora	0	27	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	12	0	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	0	0	0	0	0	0	0	0
Newmarket	6	0	0	0	0	0	0	0
Richmond Hill	0	10	0	0	0	0	0	0
Vaughan	0	0	0	0	0	0	0	0
Whitchurch-Stouffville	0	0	0	0	154	0	0	0
Peel Region	71	68	0	5	194	0	0	0
Brampton	71	68	0	5	0	0	0	0
Caledon	0	0	0	0	0	0	0	0
Mississauga	0	0	0	0	194	0	0	0
Halton Region	79	19	0	0	0	0	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	5	19	0	0	0	0	0	0
Oakville	74	0	0	0	0	0	0	0
Durham Region	50	31	0	0	0	0	0	118
Ajax	0	16	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	4	0	0	0	0	0	0
Oshawa	50	0	0	0	0	0	0	118
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	11	0	0	0	0	0	0
Remainder of Toronto CMA	5	0	0	0	0	48	0	0
Bradford West Gwillimbury	5	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	48	0	0
Orangeville	0	0	0	0	0	0	0	0
Toronto CMA	194	188	0	5	1,855	1,062	594	0
Oshawa CMA	50	15	0	0	0	0	0	118
Greater Toronto Area (GTA)	239	203	0	5	1,855	1,014	594	118

Source: CMHC (Starts and Completions Survey)

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	33	48	0	0	2,232	2,454	594	342
Toronto	12	33	0	0	932	2,064	594	342
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	1,250	0	0	0
North York	0	0	0	0	0	297	0	0
Scarborough	21	15	0	0	50	0	0	0
York	0	0	0	0	0	93	0	0
York Region	33	130	0	0	154	350	6	0
Aurora	0	27	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	12	12	0	0	0	0	0	0
King Township	0	4	0	0	0	0	0	0
Markham	0	0	0	0	0	0	0	0
Newmarket	6	23	0	0	0	0	6	0
Richmond Hill	6	29	0	0	0	0	0	0
Vaughan	0	35	0	0	0	350	0	0
Whitchurch-Stouffville	9	0	0	0	154	0	0	0
Peel Region	195	96	0	5	194	124	0	14
Brampton	165	68	0	5	0	124	0	14
Caledon	16	28	0	0	0	0	0	0
Mississauga	14	0	0	0	194	0	0	0
Halton Region	129	36	0	0	135	15	0	0
Burlington	0	0	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	24	25	0	0	135	0	0	0
Oakville	105	11	0	0	0	15	0	0
Durham Region	55	55	0	0	130	0	94	320
Ajax	0	23	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	0	21	0	0	130	0	0	0
Oshawa	55	0	0	0	0	0	94	310
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	0	11	0	0	0	0	0	10
Remainder of Toronto CMA	66	38	0	0	0	48	0	0
Bradford West Gwillimbury	16	6	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	50	27	0	0	0	48	0	0
Orangeville	0	5	0	0	0	0	0	0
Toronto CMA	456	371	0	5	2,715	2,991	600	356
Oshawa CMA	55	32	0	0	130	0	94	320
Greater Toronto Area (GTA)	445	365	0	5	2,845	2,943	694	676

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2016

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Toronto City	68	68	1,507	1,034	594	0	2,169	1,102
Toronto	4	19	257	644	594	0	855	663
East York	1	4	0	0	0	0	1	4
Etobicoke	9	10	1,250	0	0	0	1,259	10
North York	25	19	0	297	0	0	25	316
Scarborough	26	16	0	0	0	0	26	16
York	3	0	0	93	0	0	3	93
York Region	229	148	162	0	0	0	391	148
Aurora	47	54	0	0	0	0	47	54
East Gwillimbury	16	14	0	0	0	0	16	14
Georgina Township	78	3	0	0	0	0	78	3
King Township	0	8	0	0	0	0	0	8
Markham	5	1	0	0	0	0	5	1
Newmarket	56	0	0	0	0	0	56	0
Richmond Hill	4	19	8	0	0	0	12	19
Vaughan	22	44	0	0	0	0	22	44
Whitchurch-Stouffville	1	5	154	0	0	0	155	5
Peel Region	348	227	194	0	0	5	542	232
Brampton	329	205	0	0	0	5	329	210
Caledon	13	13	0	0	0	0	13	13
Mississauga	6	9	194	0	0	0	200	9
Halton Region	162	80	0	0	0	0	162	80
Burlington	4	6	0	0	0	0	4	6
Halton Hills	0	41	0	0	0	0	0	41
Milton	19	30	0	0	0	0	19	30
Oakville	139	3	0	0	0	0	139	3
Durham Region	92	36	0	27	0	118	92	181
Ajax	0	5	0	16	0	0	0	21
Brock	2	0	0	0	0	0	2	0
Clarington	6	14	0	0	0	0	6	14
Oshawa	62	2	0	0	0	118	62	120
Pickering	14	12	0	0	0	0	14	12
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	8	3	0	11	0	0	8	14
Remainder of Toronto CMA	126	20	2	48	0	0	128	68
Bradford West Gwillimbury	43	6	0	0	0	0	43	6
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	80	5	2	48	0	0	82	53
Orangeville	3	9	0	0	0	0	3	9
Toronto CMA	943	554	1,865	1,098	594	5	3,402	1,657
Oshawa CMA	76	19	0	11	0	118	76	148
Greater Toronto Area (GTA)	899	559	1,863	1,061	594	123	3,356	1,743

Source: CMHC (Starts and Completions Survey)

Table 2.5: Starts by Submarket and by Intended Market
January - February 2016

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	149	112	2,232	2,474	594	342	2,975	2,928
Toronto	28	25	932	2,084	594	342	1,554	2,451
East York	6	6	0	0	0	0	6	6
Etobicoke	19	21	1,250	0	0	0	1,269	21
North York	52	35	0	297	0	0	52	332
Scarborough	38	22	50	0	0	0	88	22
York	6	3	0	93	0	0	6	96
York Region	373	296	168	412	6	0	547	708
Aurora	80	69	0	0	0	0	80	69
East Gwillimbury	18	36	0	0	0	0	18	36
Georgina Township	118	22	0	0	0	0	118	22
King Township	12	37	0	4	0	0	12	41
Markham	21	10	0	0	0	0	21	10
Newmarket	67	0	0	23	6	0	73	23
Richmond Hill	14	41	14	0	0	0	28	41
Vaughan	32	70	0	385	0	0	32	455
Whitchurch-Stouffville	11	11	154	0	0	0	165	11
Peel Region	662	463	203	81	0	19	865	563
Brampton	569	353	9	81	0	19	578	453
Caledon	54	76	0	0	0	0	54	76
Mississauga	39	34	194	0	0	0	233	34
Halton Region	408	212	135	15	0	0	543	227
Burlington	6	16	0	0	0	0	6	16
Halton Hills	6	82	0	0	0	0	6	82
Milton	82	83	135	0	0	0	217	83
Oakville	314	31	0	15	0	0	314	46
Durham Region	161	99	130	42	96	320	387	461
Ajax	1	9	0	23	0	0	1	32
Brock	2	1	0	0	0	0	2	1
Clarington	22	39	130	8	0	0	152	47
Oshawa	102	18	0	0	96	310	198	328
Pickering	14	20	0	0	0	0	14	20
Scugog	0	1	0	0	0	0	0	1
Uxbridge	1	2	0	0	0	0	1	2
Whitby	19	9	0	11	0	10	19	30
Remainder of Toronto CMA	303	110	2	57	0	0	305	167
Bradford West Gwillimbury	91	19	0	0	0	0	91	19
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	203	76	2	52	0	0	205	128
Orangeville	9	15	0	5	0	0	9	20
Toronto CMA	1,905	1,208	2,740	3,062	600	361	5,245	4,631
Oshawa CMA	143	66	130	19	96	320	369	405
Greater Toronto Area (GTA)	1,753	1,182	2,868	3,024	696	681	5,317	4,887

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type February 2016											
Submarket	Single		Semi		Row		Apt. & Other		Total		
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	% Change
Toronto City	74	62	54	2	0	0	1,148	3,293	1,276	3,357	-62.0
Toronto	5	13	0	0	0	0	684	1,898	689	1,911	-63.9
East York	0	5	0	2	0	0	0	0	0	7	-100.0
Etobicoke	30	13	0	0	0	0	74	878	104	891	-88.3
North York	36	26	54	0	0	0	390	247	480	273	75.8
Scarborough	2	4	0	0	0	0	0	20	2	24	-91.7
York	1	1	0	0	0	0	0	250	1	251	-99.6
York Region	243	259	12	56	119	112	202	924	576	1,351	-57.4
Aurora	58	32	4	0	0	0	0	0	62	32	93.8
East Gwillimbury	8	3	0	0	0	0	0	0	8	3	166.7
Georgina Township	26	18	0	0	0	6	0	0	26	24	8.3
King Township	8	19	0	0	0	0	0	0	8	19	-57.9
Markham	17	81	2	48	37	44	0	739	56	912	-93.9
Newmarket	39	4	2	0	0	31	0	0	41	35	17.1
Richmond Hill	11	10	0	4	0	23	202	130	213	167	27.5
Vaughan	67	53	4	4	0	8	0	55	71	120	-40.8
Whitchurch-Stouffville	9	39	0	0	82	0	0	0	91	39	133.3
Peel Region	161	288	20	84	0	66	0	60	181	498	-63.7
Brampton	134	250	2	74	0	33	0	0	136	357	-61.9
Caledon	20	12	14	0	0	17	0	0	34	29	17.2
Mississauga	7	26	4	10	0	16	0	60	11	112	-90.2
Halton Region	97	49	2	0	6	34	108	0	213	83	156.6
Burlington	2	4	0	0	6	4	8	0	16	8	100.0
Halton Hills	49	2	0	0	0	0	0	0	49	2	**
Milton	39	21	2	0	0	0	0	0	41	21	95.2
Oakville	7	22	0	0	0	30	100	0	107	52	105.8
Durham Region	175	147	6	6	38	26	2	72	221	251	-12.0
Ajax	16	36	0	0	6	26	0	0	22	62	-64.5
Brock	3	1	0	0	0	0	0	0	3	1	200.0
Clarington	54	29	0	0	4	0	0	0	58	29	100.0
Oshawa	60	50	0	0	20	0	2	72	82	122	-32.8
Pickering	22	10	6	6	0	0	0	0	28	16	75.0
Scugog	3	4	0	0	0	0	0	0	3	4	-25.0
Uxbridge	2	3	0	0	0	0	0	0	2	3	-33.3
Whitby	15	14	0	0	8	0	0	0	23	14	64.3
Remainder of Toronto CMA	65	69	0	4	0	7	0	0	65	80	-18.8
Bradford West Gwillimbury	36	11	0	0	0	0	0	0	36	11	**
Town of Mono	6	14	0	0	0	0	0	0	6	14	-57.1
New Tecumseth	17	36	0	4	0	0	0	0	17	40	-57.5
Orangeville	6	8	0	0	0	7	0	0	6	15	-60.0
Toronto CMA	678	772	94	152	125	241	1,450	4,277	2,347	5,442	-56.9
Oshawa CMA	129	93	0	0	32	0	2	72	163	165	-1.2
Greater Toronto Area (GTA)	750	805	94	148	163	238	1,460	4,349	2,467	5,540	-55.5

Source: CMHC (Starts and Completions Survey)

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2016

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	% Change
Toronto City	120	153	56	38	12	15	2,680	12,623	2,868	12,829	-77.6
Toronto	13	29	0	20	3	4	1,090	7,559	1,106	7,612	-85.5
East York	4	5	0	2	0	0	0	0	4	7	-42.9
Etobicoke	35	29	0	0	0	0	502	1,475	537	1,504	-64.3
North York	52	82	54	2	9	0	1,088	3,105	1,203	3,189	-62.3
Scarborough	6	5	0	12	0	11	0	234	6	262	-97.7
York	10	3	2	2	0	0	0	250	12	255	-95.3
York Region	529	598	18	100	335	338	652	1,511	1,534	2,547	-39.8
Aurora	118	66	4	0	20	0	0	0	142	66	115.2
East Gwillimbury	56	5	0	0	0	0	0	0	56	5	**
Georgina Township	46	43	0	0	0	12	0	0	46	55	-16.4
King Township	33	37	0	0	3	0	0	0	36	37	-2.7
Markham	58	181	8	84	37	143	0	739	103	1,147	-91.0
Newmarket	56	9	2	0	0	31	0	0	58	40	45.0
Richmond Hill	25	52	0	4	25	118	652	255	702	429	63.6
Vaughan	125	140	4	12	102	34	0	517	231	703	-67.1
Whitchurch-Stouffville	12	65	0	0	148	0	0	0	160	65	146.2
Peel Region	535	489	116	180	591	122	138	468	1,380	1,259	9.6
Brampton	443	408	96	170	520	33	138	103	1,197	714	67.6
Caledon	73	36	14	0	62	33	0	0	149	69	115.9
Mississauga	19	45	6	10	9	56	0	365	34	476	-92.9
Halton Region	181	179	2	4	62	224	138	43	383	450	-14.9
Burlington	7	15	0	0	6	22	8	0	21	37	-43.2
Halton Hills	83	4	0	0	8	0	0	0	91	4	**
Milton	65	58	2	4	3	43	0	0	70	105	-33.3
Oakville	26	102	0	0	45	159	130	43	201	304	-33.9
Durham Region	357	323	12	6	62	100	2	72	433	501	-13.6
Ajax	37	121	0	0	6	71	0	0	43	192	-77.6
Brock	3	2	0	0	0	0	0	0	3	2	50.0
Clarington	80	76	0	0	12	17	0	0	92	93	-1.1
Oshawa	136	71	4	0	26	12	2	72	168	155	8.4
Pickering	44	14	6	6	0	0	0	0	50	20	150.0
Scugog	9	7	0	0	0	0	0	0	9	7	28.6
Uxbridge	20	5	2	0	0	0	0	0	22	5	**
Whitby	28	27	0	0	18	0	0	0	46	27	70.4
Remainder of Toronto CMA	192	147	0	4	0	7	0	0	192	158	21.5
Bradford West Gwillimbury	69	41	0	0	0	0	0	0	69	41	68.3
Town of Mono	51	51	0	0	0	0	0	0	51	51	0.0
New Tecumseth	62	45	0	4	0	0	0	0	62	49	26.5
Orangeville	10	10	0	0	0	7	0	0	10	17	-41.2
Toronto CMA	1,651	1,691	200	332	1,000	755	3,600	14,645	6,451	17,423	-63.0
Oshawa CMA	244	174	4	0	56	29	2	72	306	275	11.3
Greater Toronto Area (GTA)	1,722	1,742	204	328	1,062	799	3,610	14,717	6,598	17,586	-62.5

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015	Feb 2016	Feb 2015
Toronto City	0	0	0	0	937	2,800	211	493
Toronto	0	0	0	0	473	1,655	211	243
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	74	878	0	0
North York	0	0	0	0	390	247	0	0
Scarborough	0	0	0	0	0	20	0	0
York	0	0	0	0	0	0	0	250
York Region	119	112	0	0	0	924	202	0
Aurora	0	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	6	0	0	0	0	0	0
King Township	0	0	0	0	0	0	0	0
Markham	37	44	0	0	0	739	0	0
Newmarket	0	31	0	0	0	0	0	0
Richmond Hill	0	23	0	0	0	130	202	0
Vaughan	0	8	0	0	0	55	0	0
Whitchurch-Stouffville	82	0	0	0	0	0	0	0
Peel Region	0	66	0	0	0	60	0	0
Brampton	0	33	0	0	0	0	0	0
Caledon	0	17	0	0	0	0	0	0
Mississauga	0	16	0	0	0	60	0	0
Halton Region	6	34	0	0	108	0	0	0
Burlington	6	4	0	0	8	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	0	0	0	0	0	0	0	0
Oakville	0	30	0	0	100	0	0	0
Durham Region	38	26	0	0	0	0	2	72
Ajax	6	26	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	4	0	0	0	0	0	0	0
Oshawa	20	0	0	0	0	0	2	72
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	8	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	7	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	0	0
Orangeville	0	7	0	0	0	0	0	0
Toronto CMA	125	241	0	0	1,037	3,784	413	693
Oshawa CMA	32	0	0	0	0	0	2	72
Greater Toronto Area (GTA)	163	330	0	0	1,045	3,784	415	765

Source: CMHC (Starts and Completions Survey)

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2016

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015	YTD 2016	YTD 2015
Toronto City	12	15	0	0	2,469	11,904	211	719
Toronto	3	4	0	0	879	7,274	211	285
East York	0	0	0	0	0	0	0	0
Etobicoke	0	0	0	0	502	1,475	0	0
North York	9	0	0	0	1,088	3,105	0	0
Scarborough	0	11	0	0	0	50	0	184
York	0	0	0	0	0	0	0	250
York Region	235	338	0	0	450	1,511	202	0
Aurora	23	0	0	0	0	0	0	0
East Gwillimbury	0	0	0	0	0	0	0	0
Georgina Township	0	12	0	0	0	0	0	0
King Township	3	0	0	0	0	0	0	0
Markham	37	143	0	0	0	739	0	0
Newmarket	0	31	0	0	0	0	0	0
Richmond Hill	25	118	0	0	450	255	202	0
Vaughan	122	34	0	0	0	517	0	0
Whitchurch-Stouffville	148	0	0	0	0	0	0	0
Peel Region	359	122	0	0	81	468	57	0
Brampton	320	33	0	0	81	103	57	0
Caledon	62	33	0	0	0	0	0	0
Mississauga	9	56	0	0	0	365	0	0
Halton Region	62	229	0	0	130	43	0	0
Burlington	6	22	0	0	0	0	0	0
Halton Hills	0	0	0	0	0	0	0	0
Milton	3	43	0	0	0	0	0	0
Oakville	45	159	0	0	130	43	0	0
Durham Region	62	100	0	0	0	0	2	72
Ajax	6	71	0	0	0	0	0	0
Brock	0	0	0	0	0	0	0	0
Clarington	12	17	0	0	0	0	0	0
Oshawa	28	12	0	0	0	0	2	72
Pickering	0	0	0	0	0	0	0	0
Scugog	0	0	0	0	0	0	0	0
Uxbridge	0	0	0	0	0	0	0	0
Whitby	16	0	0	0	0	0	0	0
Remainder of Toronto CMA	0	7	0	0	0	0	0	0
Bradford West Gwillimbury	0	0	0	0	0	0	0	0
Town of Mono	0	0	0	0	0	0	0	0
New Tecumseth	0	0	0	0	0	0	1	0
Orangeville	0	7	0	0	0	0	1	0
Toronto CMA	1,000	755	0	0	3,130	13,926	470	719
Oshawa CMA	56	29	0	0	0	0	2	72
Greater Toronto Area (GTA)	1,062	799	0	0	3,130	13,926	472	791

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2014

Submarket	Freehold		Condominium		Rental		Total*	
	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013	Feb 2014	Feb 2013
Toronto City	128	62	937	2,880	311	495	1,376	3,437
Toronto	5	13	673	1,633	311	260	989	1,906
East York	0	1	0	0	0	2	0	3
Etobicoke	33	13	79	870	0	0	109	883
North York	90	35	205	347	0	0	480	373
Scarborough	2	0	0	30	0	0	2	30
York	1	1	0	0	0	233	1	233
York Region	358	414	16	935	202	0	576	1,351
Aurora	62	32	0	0	0	0	62	32
East Gwillimbury	0	3	0	0	0	0	0	3
Georgina Township	26	24	0	0	0	0	26	24
King Township	0	19	0	0	0	0	0	19
Markham	56	173	0	739	0	0	56	912
Newmarket	40	24	0	11	0	0	40	35
Richmond Hill	11	37	0	130	202	0	213	167
Vaughan	71	65	0	55	0	0	71	120
Whitchurch-Stouffville	75	39	16	0	0	0	91	39
Peel Region	181	438	0	60	0	0	181	498
Brampton	136	327	0	0	0	0	136	327
Caledon	34	29	0	0	0	0	34	29
Mississauga	11	52	0	60	0	0	11	112
Halton Region	99	83	114	0	0	0	213	83
Burlington	2	0	14	0	0	0	16	0
Halton Hills	69	2	0	0	0	0	69	2
Milton	41	31	0	0	0	0	41	31
Oakville	7	52	100	0	0	0	107	52
Durham Region	205	153	14	28	2	72	221	253
Ajax	16	36	6	26	0	0	22	62
Brock	3	1	0	0	0	0	3	1
Clarington	58	29	0	0	0	0	58	29
Oshawa	80	50	0	0	2	72	82	122
Pickering	28	16	0	0	0	0	28	16
Scugog	3	4	0	0	0	0	3	4
Uxbridge	2	3	0	0	0	0	2	3
Whitby	13	14	8	2	0	0	21	16
Remainder of Toronto CMA	63	73	2	7	0	0	65	80
Bradford West Gwillimbury	36	11	0	0	0	0	36	11
Town of Mono	6	13	0	1	0	0	6	14
New Tecumseth	13	34	2	6	0	0	17	40
Orangeville	6	15	0	0	0	0	6	15
Toronto CMA	873	1,219	1,061	3,820	513	495	2,367	5,442
Oshawa CMA	153	93	8	0	2	72	163	165
Greater Toronto Area (GTA)	971	1,312	1,081	3,821	515	567	2,567	5,548

Source: CMHC (Starts and Completions Survey)

Table 1.1: Completions by Submarket and by Intended Market
January - February 2018

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017	YTD 2018	YTD 2017
Toronto City	176	190	3,481	11,917	311	751	3,968	12,858
Toronto	113	123	861	7,274	311	285	1,285	7,682
East York	11	5	0	0	0	0	11	5
Etobicoke	35	39	933	1,975	0	0	968	2,014
North York	106	83	1,097	3,107	0	0	1,203	3,189
Scarborough	6	17	0	61	0	184	6	262
York	11	5	0	0	0	282	11	287
York Region	710	1,017	612	1,230	311	0	1,634	2,247
Aurora	140	66	0	0	0	0	140	66
East Gwillimbury	36	5	0	0	0	0	36	5
Georgina Township	95	55	0	0	0	0	95	55
King Township	33	37	3	0	0	0	36	37
Markham	103	408	0	759	0	0	103	1,167
Newmarket	38	39	0	11	0	0	38	50
Richmond Hill	30	176	450	350	311	0	702	609
Vaughan	139	178	159	550	0	0	331	703
Whitchurch-Stouffville	133	60	57	0	0	0	190	60
Peel Region	1,203	751	118	558	27	0	1,388	1,309
Brampton	1,033	611	109	103	27	0	1,169	714
Caledon	149	69	0	0	0	0	149	69
Mississauga	21	71	9	455	0	0	30	526
Halton Region	229	315	159	55	0	0	388	370
Burlington	7	20	19	17	0	0	26	37
Halton Hills	91	9	0	0	0	0	91	9
Milton	70	105	0	0	0	0	70	105
Oakville	61	261	140	40	0	0	201	324
Durham Region	407	459	29	91	3	75	439	551
Ajax	37	101	4	91	0	0	41	192
Brock	3	3	0	0	0	0	3	3
Clarington	92	93	0	0	0	0	92	93
Oshawa	166	83	0	0	3	75	169	158
Pickering	30	30	0	0	0	0	30	30
Scugog	9	7	0	0	0	0	9	7
Uxbridge	35	6	5	0	0	0	35	6
Whitby	28	27	10	0	0	0	46	27
Remainder of Toronto CMA	109	151	3	7	0	0	112	158
Bradford West Gwillimbury	69	91	0	0	0	0	69	91
Town of Mono	31	30	0	1	0	0	31	31
New Tecumseth	29	30	3	6	0	0	32	36
Orangeville	10	17	0	0	0	0	10	17
Toronto CMA	3,001	3,404	3,983	14,056	670	751	6,851	17,903
Oshawa CMA	284	203	18	0	3	75	306	278
Greater Toronto Area (GTA)	3,737	3,792	3,987	14,056	673	751	6,978	17,599

Source: CMHC (Starts and Completions Survey)

Table 9: Absorbed Single-Detached Units by Price Range
February 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $549,999		$550,000 - $749,999		$750,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Toronto City													
February 2016	1	1.9	0	0.0	9	5.7	1	1.9	41	77.4	53	1,850,000	1,859,434
February 2015	0	0.0	0	0.0	1	2.2	3	6.1	45	91.8	49	1,750,000	1,753,878
Year-to-date 2016	1	0.9	0	0.0	7	6.0	6	7.8	94	85.5	114	1,850,000	1,857,061
Year-to-date 2015	1	0.9	0	0.0	3	1.8	15	8.9	150	88.4	112	1,765,000	1,784,211
Toronto													
February 2016	0	0.0	0	0.0	0	0.0	0	0.0	9	100.0	9		
February 2015	0	0.0	0	0.0	0	0.0	3	28.6	8	71.4	11		
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	7	100.0	7		
Year-to-date 2015	0	0.0	0	0.0	0	0.0	6	13.0	40	87.0	46		
East York													
February 2016	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3		
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1		
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5		
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1		
Etobicoke													
February 2016	0	0.0	0	0.0	0	0.0	0	0.0	28	100.0	28		1,870,000
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14		
Year-to-date 2016	0	0.0	0	0.0	0	0.0	0	0.0	33	100.0	33		1,870,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	32	100.0	32		
North York													
February 2016	0	0.0	0	0.0	1	3.2	0	0.0	30	96.8	31		1,750,000
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	23	100.0	23		
Year-to-date 2016	0	0.0	0	0.0	1	1.8	0	0.0	55	98.2	56		1,735,000
Year-to-date 2015	0	0.0	0	0.0	0	0.0	0	0.0	53	100.0	53		
Scarborough													
February 2016	1	25.0	0	0.0	3	75.0	0	0.0	0	0.0	4		
February 2015	0	0.0	0	0.0	1	33.3	0	0.0	2	66.7	3		
Year-to-date 2016	1	16.7	0	0.0	4	57.1	2	28.6	0	0.0	7		
Year-to-date 2015	1	11.1	0	0.0	3	33.3	4	44.4	1	11.1	9		
York													
February 2016	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3		
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	1	100.0	1		
Year-to-date 2016	0	0.0	0	0.0	0	0.0	6	66.7	3	33.3	9		
Year-to-date 2015	0	0.0	0	0.0	0	0.0	1	33.3	2	66.7	3		

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	1 Dwelling Units	Share (%)	1 Dwelling Units	Share (%)	1 Dwelling Units	Share (%)	1 Dwelling Units	Share (%)	1 Dwelling Units	Share (%)			
York Region													
February 2016	18	7.4	31	12.7	44	18.0	87	35.7	64	26.2	244	845,000	955,094
February 2015	19	7.3	55	21.2	46	17.8	70	30.1	61	23.6	259	875,000	887,090
Year-to-date 2016	36	6.8	89	16.7	114	21.4	140	26.3	154	28.9	533	837,500	944,852
Year-to-date 2015	40	6.7	110	18.4	116	19.4	198	33.1	134	22.4	598	867,500	896,932
Aurora													
February 2016	0	0.0	0	0.0	6	10.3	52	89.7	0	0.0	58	850,000	853,059
February 2015	0	0.0	3	9.4	12	37.5	11	34.4	6	18.8	32	845,000	837,905
Year-to-date 2016	0	0.0	0	0.0	31	25.8	87	72.5	2	1.7	120	850,000	861,884
Year-to-date 2015	0	0.0	6	9.1	16	24.2	33	50.0	11	16.7	66	875,000	907,262
East Gwillimbury													
February 2016	3	37.5	4	50.0	0	0.0	0	0.0	1	12.5	8	-	628,116
February 2015	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	15	26.8	34	60.7	6	10.7	0	0.0	1	1.8	56	610,000	587,919
Year-to-date 2015	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	-	-
Georgina Township													
February 2016	15	57.7	8	30.8	0	0.0	2	7.7	1	3.8	26	470,000	573,413
February 2015	16	88.9	0	0.0	2	11.1	0	0.0	0	0.0	18	450,000	463,934
Year-to-date 2016	21	45.7	21	45.7	1	2.2	2	4.3	1	2.2	46	517,500	555,099
Year-to-date 2015	34	79.1	1	2.3	4	9.3	1	2.3	3	7.0	43	405,000	509,056
King Township													
February 2016	0	0.0	0	0.0	1	11.1	2	22.2	6	66.7	9	-	1,622,552
February 2015	0	0.0	0	0.0	0	0.0	8	42.1	11	57.9	19	1,130,000	1,218,521
Year-to-date 2016	0	0.0	0	0.0	1	2.9	4	11.4	30	85.7	35	1,385,000	1,445,864
Year-to-date 2015	0	0.0	0	0.0	0	0.0	17	44.7	21	55.3	38	1,125,000	1,163,047
Markham													
February 2016	0	0.0	0	0.0	2	11.1	1	5.6	7	38.9	18	760,000	982,756
February 2015	0	0.0	14	17.3	22	27.2	35	43.2	10	12.3	81	855,000	867,175
Year-to-date 2016	0	0.0	11	18.6	17	28.8	6	10.2	25	42.4	59	890,000	1,032,402
Year-to-date 2015	0	0.0	32	17.6	56	30.8	75	41.2	19	10.4	182	847,500	854,294
Newmarket													
February 2016	0	0.0	4	10.3	16	41.0	18	46.2	1	2.6	39	800,000	796,524
February 2015	0	0.0	0	0.0	3	75.0	1	25.0	0	0.0	4	-	788,650
Year-to-date 2016	0	0.0	9	16.1	24	42.9	22	39.3	1	1.8	56	777,500	769,288
Year-to-date 2015	0	0.0	0	0.0	7	77.8	2	22.2	0	0.0	9	-	783,567
Richmond Hill													
February 2016	0	0.0	0	0.0	0	0.0	0	0.0	11	100.0	11	2,030,000	2,277,345
February 2015	0	0.0	3	30.0	2	20.0	1	10.0	4	40.0	10	757,500	1,200,040
Year-to-date 2016	0	0.0	0	0.0	0	0.0	1	4.0	24	96.0	25	1,720,000	1,950,580
Year-to-date 2015	1	2.0	5	10.0	12	24.0	14	28.0	18	36.0	50	907,500	1,000,600
Vaughan													
February 2016	0	0.0	7	3.0	19	28.8	12	18.2	33	50.0	66	1,050,000	1,020,872
February 2015	1	1.9	11	0.0	1	1.9	22	41.5	29	54.7	53	1,045,000	1,131,184
Year-to-date 2016	0	0.0	9	6.5	34	27.4	17	13.7	65	52.4	124	1,132,500	1,026,770
Year-to-date 2015	1	0.7	11	7.9	10	7.2	56	40.3	61	43.9	139	985,000	1,064,703
Whitchurch-Stouffville													
February 2016	0	0.0	5	55.6	0	0.0	0	0.0	4	44.4	9	-	911,833
February 2015	0	0.0	24	87.2	4	10.3	0	0.0	1	2.6	39	595,000	600,779
Year-to-date 2016	0	0.0	6	50.0	0	0.0	1	8.3	5	41.7	12	-	911,833
Year-to-date 2015	0	0.0	54	81.8	11	16.7	0	0.0	1	1.5	66	597,500	604,528

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Peel Region													
February 2016	1	0.6	51	31.1	83	50.6	22	13.4	7	4.3	164	685,000	722,571
February 2015	100	34.7	106	36.8	43	14.9	19	6.6	20	6.9	288	567,500	623,738
Year-to-date 2016	43	8.0	208	38.7	166	30.9	82	15.2	39	7.2	538	655,000	712,585
Year-to-date 2015	111	22.6	197	40.1	101	20.6	36	7.3	46	9.4	491	600,000	669,675
Brampton													
February 2016	1	0.7	51	37.2	63	46.0	19	13.9	3	2.2	137	670,000	700,479
February 2015	100	40.0	96	38.4	42	16.8	11	4.4	1	0.4	250	527,500	560,011
Year-to-date 2016	41	9.2	193	43.3	131	29.4	67	15.0	14	3.1	446	642,500	674,764
Year-to-date 2015	111	27.2	175	42.9	93	22.8	22	5.4	7	1.7	408	590,000	598,291
Caledon													
February 2016	0	0.0	0	0.0	20	100.0	0	0.0	0	0.0	20	685,000	695,850
February 2015	0	0.0	10	83.3	1	8.3	1	8.3	0	0.0	12	600,000	636,150
Year-to-date 2016	2	2.7	15	20.5	35	47.9	8	11.0	13	17.8	73	685,000	804,892
Year-to-date 2015	0	0.0	22	57.9	8	21.1	4	10.5	4	10.5	38	617,500	703,863
Mississauga													
February 2016	0	0.0	0	0.0	0	0.0	3	42.9	4	57.1	7	-	1,231,286
February 2015	0	0.0	0	0.0	0	0.0	7	26.9	19	73.1	26	1,200,000	1,230,769
Year-to-date 2016	0	0.0	0	0.0	0	0.0	7	36.8	12	63.2	19	-	1,245,737
Year-to-date 2015	0	0.0	0	0.0	0	0.0	10	22.2	35	77.8	45	1,250,000	1,288,020
Halton Region													
February 2016	0	0.0	29	28.7	29	28.7	28	27.7	15	14.9	101	740,000	915,325
February 2015	8	16.3	14	28.6	4	8.2	7	14.3	16	32.7	49	570,000	973,787
Year-to-date 2016	1	0.5	45	24.1	61	32.6	44	23.5	36	19.3	187	790,000	947,182
Year-to-date 2015	14	8.0	47	26.7	37	21.0	26	14.8	52	29.5	176	747,500	1,022,138
Burlington													
February 2016	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
February 2015	0	0.0	0	0.0	0	0.0	0	0.0	5	100.0	5	-	1,632,000
Year-to-date 2016	0	0.0	0	0.0	2	25.0	2	25.0	4	50.0	8	-	-
Year-to-date 2015	0	0.0	0	0.0	4	25.0	1	6.3	11	68.8	16	-	1,548,124
Halton Hills													
February 2016	0	0.0	7	14.3	17	34.7	25	51.0	0	0.0	49	810,000	788,922
February 2015	0	0.0	0	0.0	0	0.0	2	100.0	0	0.0	2	-	-
Year-to-date 2016	0	0.0	7	8.4	39	47.0	37	44.6	0	0.0	83	790,000	796,590
Year-to-date 2015	0	0.0	0	0.0	0	0.0	2	50.0	2	50.0	4	-	-
Milton													
February 2016	0	0.0	22	56.4	12	30.8	2	5.1	3	7.7	39	650,000	725,667
February 2015	7	33.3	14	66.7	0	0.0	0	0.0	0	0.0	21	510,000	517,151
Year-to-date 2016	1	1.5	38	58.5	20	30.8	3	4.6	3	4.6	65	650,000	687,994
Year-to-date 2015	12	20.7	46	79.3	0	0.0	0	0.0	0	0.0	58	520,000	532,641
Oakville													
February 2016	0	0.0	0	0.0	0	0.0	1	9.1	10	90.9	11	2,400,000	2,150,817
February 2015	1	4.8	0	0.0	4	19.0	5	23.8	11	52.4	21	1,060,000	1,273,705
Year-to-date 2016	0	0.0	0	0.0	0	0.0	2	6.5	29	93.5	31	1,500,000	1,893,836
Year-to-date 2015	2	2.0	1	1.0	33	33.7	23	23.5	39	39.8	98	925,000	1,225,966

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Durham Region													
February 2016	66	39.5	78	46.7	21	12.6	2	1.2	0	0.0	167	520,000	520,796
February 2015	89	62.7	44	31.0	9	6.3	0	0.0	0	0.0	142	470,000	472,785
Year-to-date 2016	136	39.9	140	41.1	52	15.2	11	3.2	2	0.6	341	525,000	537,993
Year-to-date 2015	185	58.4	95	30.0	28	8.8	8	2.5	1	0.3	317	470,000	492,853
Ajax													
February 2016	4	25.0	10	62.5	2	12.5	0	0.0	0	0.0	16	557,500	545,476
February 2015	25	67.6	9	24.3	3	8.1	0	0.0	0	0.0	37	450,000	473,589
Year-to-date 2016	4	10.8	23	62.2	10	27.0	0	0.0	0	0.0	37	600,000	591,519
Year-to-date 2015	62	49.6	40	32.0	20	16.0	3	2.4	0	0.0	125	500,000	524,330
Brock													
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Clarington													
February 2016	22	42.3	28	53.8	1	1.9	1	1.9	0	0.0	52	505,000	508,062
February 2015	24	85.7	3	10.7	1	3.6	0	0.0	0	0.0	28	382,500	411,240
Year-to-date 2016	37	48.7	37	48.7	1	1.3	1	1.3	0	0.0	76	500,000	488,075
Year-to-date 2015	58	78.4	13	17.6	2	2.7	1	1.4	0	0.0	74	382,500	416,923
Oshawa													
February 2016	36	60.0	22	36.7	2	3.3	0	0.0	0	0.0	60	460,000	485,850
February 2015	31	62.0	17	34.0	2	4.0	0	0.0	0	0.0	50	480,000	467,403
Year-to-date 2016	72	52.9	57	41.9	7	5.1	0	0.0	0	0.0	136	490,000	499,551
Year-to-date 2015	46	64.8	22	31.0	2	2.8	1	1.4	0	0.0	71	470,000	468,286
Pickering													
February 2016	1	4.5	12	54.5	9	40.9	0	0.0	0	0.0	22	637,500	628,255
February 2015	2	20.0	7	70.0	1	10.0	0	0.0	0	0.0	10	540,000	565,760
Year-to-date 2016	1	2.3	12	27.3	25	56.8	6	13.6	0	0.0	44	700,000	689,761
Year-to-date 2015	3	21.4	7	50.0	2	14.3	2	14.3	0	0.0	14	540,000	612,193
Scugog													
February 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
February 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2015	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Uxbridge													
February 2016	0	0.0	2	100.0	0	0.0	0	0.0	0	0.0	2	-	-
February 2015	2	66.7	1	33.3	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2016	15	75.0	4	20.0	0	0.0	1	5.0	0	0.0	20	390,000	414,689
Year-to-date 2015	4	80.0	1	20.0	0	0.0	0	0.0	0	0.0	5	-	-
Whitby													
February 2016	3	20.0	4	26.7	7	46.7	1	6.7	0	0.0	15	-	-
February 2015	5	35.7	7	50.0	2	14.3	0	0.0	0	0.0	14	540,000	546,556
Year-to-date 2016	7	25.0	7	25.0	9	32.1	3	10.7	2	7.1	28	610,000	736,692
Year-to-date 2015	12	42.9	12	42.9	2	7.1	1	3.6	1	3.6	28	520,000	555,631

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2016

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $500,000		$500,000 - $649,999		$650,000 - $799,999		$800,000 - $999,999		$1,000,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Remainder of Toronto CMA													
February 2016	9	19.6	25	54.3	11	23.9	1	2.2	0	0.0	46	585,000	577,343
February 2015	54	78.3	10	14.5	5	7.2	0	0.0	0	0.0	69	405,000	441,429
Year-to-date 2016	44	25.4	90	52.0	33	19.1	6	3.5	0	0.0	173	570,000	573,257
Year-to-date 2015	87	59.2	36	24.5	24	16.3	0	0.0	0	0.0	147	460,000	503,854
Bradford West Gwillimbury													
February 2016	7	25.9	17	63.0	3	11.1	0	0.0	0	0.0	27	585,000	577,990
February 2015	9	81.8	1	9.1	1	9.1	0	0.0	0	0.0	11	435,000	480,264
Year-to-date 2016	15	25.0	42	70.0	3	5.0	0	0.0	0	0.0	60	585,000	562,623
Year-to-date 2015	33	80.5	6	14.6	2	4.9	0	0.0	0	0.0	41	455,000	479,698
Town of Mono													
February 2016	0	0.0	1	16.7	5	83.3	0	0.0	0	0.0	6	-	-
February 2015	1	7.1	9	64.3	4	28.6	0	0.0	0	0.0	14	645,000	636,412
Year-to-date 2016	8	15.7	21	41.2	17	33.3	5	9.8	0	0.0	51	610,000	630,744
Year-to-date 2015	2	3.9	29	56.9	20	39.2	0	0.0	0	0.0	51	650,000	650,185
New Tecumseth													
February 2016	1	14.3	6	85.7	0	0.0	0	0.0	0	0.0	7	-	574,847
February 2015	36	100.0	0	0.0	0	0.0	0	0.0	0	0.0	36	370,000	368,382
Year-to-date 2016	17	32.7	25	48.1	10	19.2	0	0.0	0	0.0	52	525,000	535,778
Year-to-date 2015	43	95.6	1	2.2	1	2.2	0	0.0	0	0.0	45	370,000	382,837
Orangeville													
February 2016	1	16.7	1	16.7	3	50.0	1	16.7	0	0.0	6	-	-
February 2015	8	100.0	0	0.0	0	0.0	0	0.0	0	0.0	8	-	375,525
Year-to-date 2016	4	40.0	2	20.0	3	30.0	1	10.0	0	0.0	10	-	-
Year-to-date 2015	9	90.0	0	0.0	1	10.0	0	0.0	0	0.0	10	-	375,525
Toronto CMA													
February 2016	34	5.1	160	24.1	182	27.5	139	21.0	148	22.3	663	750,000	943,518
February 2015	210	27.7	202	26.6	103	13.6	106	14.0	138	18.2	759	625,000	788,677
Year-to-date 2016	145	8.8	471	28.7	414	25.2	286	17.4	324	19.8	1,640	705,000	871,304
Year-to-date 2015	322	19.5	438	26.5	298	18.0	274	16.6	320	19.4	1,652	675,000	841,909
Oshawa CMA													
February 2016	61	48.0	54	42.5	10	7.9	2	1.6	0	0.0	127	500,000	510,770
February 2015	60	65.2	27	29.3	5	5.4	0	0.0	0	0.0	92	460,000	462,355
Year-to-date 2016	116	48.3	101	42.1	17	7.1	4	1.7	2	0.8	240	505,000	516,280
Year-to-date 2015	116	67.1	47	27.2	6	3.5	3	1.7	1	0.6	173	430,000	460,453
Greater Toronto Area													
February 2016	86	11.5	189	25.3	181	24.3	140	18.8	150	20.1	746	710,000	897,601
February 2015	216	27.4	219	27.8	103	13.1	106	13.5	143	18.2	787	610,000	788,260
Year-to-date 2016	217	12.7	482	28.1	400	23.3	286	16.7	330	19.2	1,715	695,000	853,548
Year-to-date 2015	351	20.7	449	26.5	284	16.8	278	16.4	332	19.6	1,694	670,000	840,781

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units February 2016						
Submarket	Feb 2016	Feb 2015	% Change	YTD 2016	YTD 2015	% Change
Toronto City	1,889,643	1,955,878	-3.4	1,827,051	1,984,312	-7.9
Toronto	-	-	n/a	-	-	n/a
East York	-	-	n/a	-	-	n/a
Etobicoke	1,685,000	-	n/a	1,685,000	-	n/a
North York	1,782,500	-	n/a	1,938,462	-	n/a
Scarborough	-	-	n/a	-	-	n/a
York	-	-	n/a	-	-	n/a
York Region	955,094	887,090	7.7	944,852	896,932	5.3
Aurora	853,059	837,905	1.8	861,884	907,262	-5.0
East Gwillimbury	628,116	-	n/a	587,919	-	n/a
Georgina Township	573,413	463,934	23.6	555,099	509,056	9.0
King Township	1,622,552	1,218,521	33.2	1,445,864	1,163,047	24.3
Markham	962,756	867,175	11.0	1,032,402	884,294	16.7
Newmarket	796,524	788,650	1.0	769,288	783,567	-1.8
Richmond Hill	2,277,345	1,200,040	89.8	1,950,580	1,000,600	94.9
Vaughan	1,020,872	1,131,184	-9.8	1,026,770	1,064,703	-3.6
Whitchurch-Stouffville	911,833	600,779	51.8	911,833	604,528	50.8
Peel Region	722,571	623,738	15.8	712,585	669,675	6.4
Brampton	700,479	560,011	25.1	674,764	598,291	12.8
Caledon	695,850	636,150	9.4	804,892	703,863	14.4
Mississauga	1,231,286	1,230,769	0.0	1,245,737	1,288,020	-3.3
Halton Region	915,325	973,787	-6.0	947,182	1,022,138	-7.3
Burlington	-	1,632,000	n/a	-	1,548,124	n/a
Halton Hills	788,922	-	n/a	796,590	-	n/a
Milton	725,667	517,151	40.3	687,994	532,641	29.2
Oakville	2,150,817	1,273,705	68.9	1,893,836	1,225,966	54.5
Durham Region	520,796	472,785	10.2	537,993	492,853	9.2
Ajax	545,476	473,589	15.2	591,519	524,330	12.8
Brock	-	-	n/a	-	-	n/a
Clarington	508,062	411,240	23.5	488,075	416,923	17.1
Oshawa	485,850	467,403	3.9	499,551	468,286	6.7
Pickering	628,255	565,760	11.0	689,761	612,193	12.7
Scugog	-	-	n/a	-	-	n/a
Uxbridge	-	-	n/a	414,689	-	n/a
Whitby	-	546,556	n/a	736,692	555,631	32.6
Remainder of Toronto CMA	577,343	441,429	30.8	573,257	503,854	13.8
Bradford West Gwillimbury	577,990	480,264	20.3	562,623	479,698	17.3
Town of Mono	-	636,412	n/a	630,744	650,185	-3.0
New Tecumseth	574,847	368,382	56.0	535,778	382,837	39.9
Orangeville	-	375,525	n/a	-	375,525	n/a
Toronto CMA	943,518	788,677	19.6	871,304	841,909	3.5
Oshawa CMA	510,770	462,355	10.5	516,280	460,453	12.1
Greater Toronto Area (GTA)	897,601	788,260	13.9	853,548	840,781	1.5

Source: CMHC (Market Absorption Survey)

Table 5a: MLS® Residential Activity for Greater Toronto Area February 2016										
		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	4,355	5.3	7,895	9,596	13,437	58.8	552,575	4.9	574,080
	February	6,338	10.6	8,060	10,503	12,741	63.3	596,163	7.8	591,393
	March	8,940	10.6	8,190	15,531	13,472	60.8	613,933	10.1	603,060
	April	11,303	16.5	8,426	18,117	13,401	62.9	635,932	10.0	609,392
	May	11,706	5.7	8,859	18,697	13,493	65.7	649,599	11.0	616,817
	June	11,992	17.8	8,803	17,746	13,528	65.1	639,184	12.3	623,288
	July	9,880	7.4	8,636	14,699	13,341	64.7	609,236	10.6	622,225
	August	7,998	5.2	8,555	12,628	13,677	62.6	602,607	10.3	627,462
	September	8,200	1.9	8,325	16,077	13,503	61.7	627,395	9.4	627,765
	October	8,804	2.9	8,568	13,339	13,580	63.1	630,876	7.4	627,259
	November	7,385	13.3	8,868	9,609	13,443	66.0	632,685	9.5	636,682
	December	4,945	11.2	8,662	4,783	13,710	63.2	609,110	9.4	639,873
2016	January	4,672	7.3	9,034	8,957	13,229	68.3	631,092	14.2	657,820
	February	7,621	20.2	9,323	11,275	13,102	71.2	685,278	14.9	678,845
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	19,633	9.4		35,630			594,586	8.3	
	Q1 2016	N/A			N/A			N/A		
	YTD 2015	10,693	8.4		20,099			578,411	6.7	
	YTD 2016	12,293	15.0		20,232			664,684	14.9	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 5b: MLS® Residential Activity for Durham Region
February 2016

		Number of Sales[1]	Yr/Yr[2] (%)	Sales SA[1]	Number of New Listings[1]	New Listings SA[1]	Sales-to-New Listings SA[2]	Average Price[1] ($)	Yr/Yr[2] (%)	Average Price[1] ($) SA
2015	January	487	6.1	875	818	1,226	71.4	409,814	4.5	420,021
	February	699	17.9	883	1,028	1,224	72.1	420,532	13.6	422,189
	March	1,043	15.9	931	1,427	1,198	77.7	428,876	13.8	426,280
	April	1,250	14.7	941	1,692	1,247	75.5	437,473	13.2	428,602
	May	1,259	-0.7	972	1,734	1,260	77.1	445,611	15.0	435,762
	June	1,416	27.7	1,077	1,693	1,286	83.7	451,400	14.7	439,803
	July	1,120	5.4	961	1,412	1,240	77.5	448,585	14.1	441,918
	August	940	8.3	951	1,262	1,294	73.5	443,912	15.0	444,642
	September	925	-0.5	927	1,417	1,252	74.0	435,075	9.4	437,640
	October	941	1.3	944	1,211	1,267	74.5	440,623	12.8	446,180
	November	757	9.7	934	914	1,267	73.7	448,454	12.5	450,713
	December	531	19.6	971	470	1,317	73.7	444,415	15.6	461,023
2016	January	481	-1.2	888	739	1,184	75.0	440,771	7.6	451,852
	February	808	15.6	968	990	1,168	82.9	489,780	16.5	491,346
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									
	Q1 2015	2,229	14.2		3,273			422,095	11.5	
	Q1 2016	N/A			N/A			N/A		
	YTD 2015	1,186	12.7		1,846			416,131	9.6	
	YTD 2016	1,289	8.7		1,729			471,492	13.3	

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

[1]Source: CREA
[2]Source: CMHC, adapted from MLS® data supplied by CREA

Table 6a: Economic Indicators Toronto CMA
February 2016

		Inteterest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Toronto Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	3,076	7.6	65.8	946
	February	567	2.89	4.74	123.7	127.2	3,084	7.4	65.8	943
	March	567	2.89	4.74	124.2	127.9	3,105	7.2	66.0	942
	April	561	2.89	4.64	124.5	127.7	3,122	7.2	66.2	944
	May	561	2.89	4.64	125.1	128.5	3,146	7.1	66.5	946
	June	561	2.89	4.64	125.9	128.8	3,170	6.9	66.8	954
	July	561	2.89	4.64	126.3	129.2	3,198	6.6	67.2	968
	August	561	2.89	4.64	127.1	128.7	3,214	6.8	67.5	982
	September	561	2.89	4.64	127.3	129.0	3,217	6.9	67.5	989
	October	561	2.89	4.64	127.9	129.0	3,214	7.1	67.5	989
	November	561	3.14	4.64	128.2	129.1	3,210	7.0	67.3	991
	December	561	3.14	4.64	128.4	128.7	3,219	7.0	67.3	990
2016	January	561	3.14	4.64		129.0	3,226	7.1	67.5	989
	February	561	3.14	4.64		129.4	3,223	7.2	67.4	987
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

Table 6b: Economic Indicators Oshawa CMA
February 2016

		Interest Rates			NHPI, Total, Toronto CMA 2007=100	CPI, Toronto CMA 2002 =100	Oshawa Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2015	January	570	3.14	4.79	123.3	126.3	205.6	6.9	69.3	960
	February	567	2.89	4.74	123.7	127.2	203.5	7.1	68.6	979
	March	567	2.89	4.74	124.2	127.9	200.7	7.4	67.8	1,007
	April	561	2.89	4.64	124.5	127.7	198.0	7.6	67.0	1,027
	May	561	2.89	4.64	125.1	128.5	196.7	7.7	66.5	1,025
	June	561	2.89	4.64	125.9	128.8	194.6	7.7	65.7	1,005
	July	561	2.89	4.64	126.3	129.2	189.4	7.8	63.9	989
	August	561	2.89	4.64	127.1	128.7	186.4	8.0	63.0	973
	September	561	2.89	4.64	127.3	129.0	185.5	8.3	62.8	984
	October	561	2.89	4.64	127.9	129.0	190.7	8.1	64.3	989
	November	561	3.14	4.64	128.2	129.1	195.9	7.8	65.8	1,001
	December	561	3.14	4.64	128.4	128.7	202.9	6.9	67.4	1,001
2016	January	561	3.14	4.64		129.0	207.9	6.4	68.6	996
	February	561	3.14	4.64		129.4	209.9	6.1	68.9	990
	March									
	April									
	May									
	June									
	July									
	August									
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree on integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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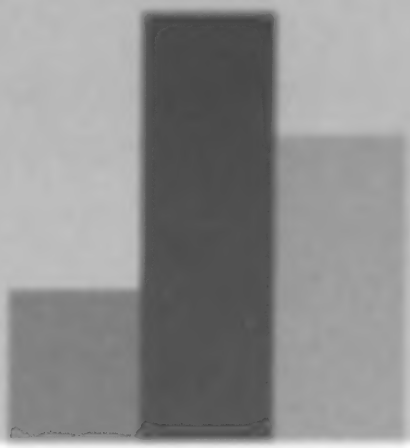

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